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TOWN AND COUNTRY PLANNING ACT 1990

In pursuance of the powers vested in the Amber Valley Borough Council under the above Act and Orders and taking into account Government policy and guidance and the saved policies of the Adopted Amber Valley Borough Local Plan 2006, and with reference to your application (**Office Code: AVA/2023/0043**) which was valid on the 30 January 2023 for permission for **Demolition and removal of existing granny flat, detached garage and outbuildings. Two storey front extension, single storey rear first floor extension and internal alterations. Erection of a new detached garage & home office at Valley Farm Golden Valley Horsley Woodhouse**

In the manner described in the application and shown on the accompanying plan(s) and drawing(s) **NOTICE IS HEREBY GIVEN** that permission for the proposed development is **REFUSED for the following reasons:**

Conditions/Reasons

1. The proposed development would result in a disproportionate addition in size over the original dwelling and is therefore an inappropriate form of development within the defined Green Belt as it does not comply with any of the criteria set out in paragraph 149 and 150 of the NPPF. In the absence of very special circumstances, the proposed development would, by virtue of its definition as inappropriate development, result in harm to the openness of the Green Belt. As such the proposal is contrary to saved policy EN2 of the Adopted Amber Valley Local Plan 2006 and Part 13 of the NPPF. The proposal fails to meet the environmental objective of sustainability as set out in paragraph 8 of the National Planning Policy Framework. The proposed harm identified results in a clear reason for refusing the application in accordance with paragraph 11 d) i of the NPPF.

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2. Insufficient information has been provided in the application to demonstrate how the proposal would have regard to and protect the existing trees within the site. As such the proposal would be contrary to Saved Policy EN8 the adopted Local Plan which states that planning permission will not be granted for development that would cause damage or destroy significant trees woodlands, hedgerows, drystone wall or other features, unless exceptional circumstances can be demonstrated to justify the proposals.

   Paragraph 180 of the NPPF also states that where it states that when determining planning applications, development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

3. The proposed two-storey extension to the principal elevation, would dominate the principal elevation, to the detriment of the visual amenities of the locality. The proposed extension would be out of character with the existing dwelling given scale and massing that would detract from the existing character and appearance of the dwelling when viewed from Golden Valley and the wider area. This proposed two-storey extension would be contrary to saved policies LS3 and H12 of the Amber Valley Borough Local Plans, which require that development is in scale and character with the locality in terms of the scale and nature of development, its layout, density, height, massing, architectural style and materials, and the SPD for Residential Development, which advises that an extension to the front of a dwelling is unlikely to be acceptable unless it will clearly improve the appearance of the dwelling. This can be because a front extension can dominate the dwelling, and be out of character with the existing development.

   The proposal fails to meet the requirements of sustainable development environmentally and socially, as defined and required by paragraph 8 of the NPPF, and would result in adverse impacts that would significantly and demonstrably outweigh the benefits of one dwelling, contrary to paragraph 11 d) ii of the NPPF.

Notes

Attention is drawn to the attached notes:

In detail:

The processing of this planning application has been undertaken in accordance with the requirements of the National Planning Policy Framework (NPPF). Dialogue between the applicant and Local Planning Authority has been undertaken to try and address the issues

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associated with the proposal. This includes the request for amended plans/additional information, however, the issues have failed to be resolved.

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NOTES

1. **If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78/79 of the Town and Country Planning Act 1990, within six months of the date of this notice. The Secretary of State has power to allow a longer period for the giving of a notice but will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise that subject to the conditions imposed on them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order.**
2. **If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County/District in which the land is situated, a purchase notice requiring that council to purchase his interests in the land in accordance with the provisions of Section 180 of the Town and Country Planning Act 1990.**
3. **In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 137 and 138 of the Town and Country Planning Act 1990.**
4. **This permission relates to planning controls only. Any other statutory consent necessary including submission under the building regulations must be obtained from the appropriate Authority.**
5. **If it is intended to give notice of appeal in accordance with Paragraph 1 above, this should be done on the appropriate form obtainable from:-**

   The Planning Inspectorate
   3/23 Hawk Wing, Temple Quay House,
   2 The Square
   Temple Quay
   Bristol
   BS1 6PN
   (Tel. No. 0117 372 8000)
   www.planning-inspectorate.gov.uk

6. **If the condition of consent or reasons for refusal, make reference to a Division of the Department, the appellant may, if he so wishes, require the attendance of a representative from the Department by notification to the Local Planning Authority. Such a representative would not be liable to cross-examination on questions of departmental policy, but only on matters of fact and expert opinion in relation to the appeal site.**
7. **Where a vehicle is habitually drive across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may after being given due notice by the appropriate authority, be required to pay the cost of construction of a carriage crossing or the strengthening of a footway, as the authority considers it necessary, or may be required to comply with conditions imposed by the authority.**
8. **In the case of building or premises to which the public are to be admitted whether on payment or otherwise, attention is drawn to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and the associated Code of Practice (BS5810:1979). In the case of premises to which the Offices, Shops and Railway Premises Act 1963 or the Factories Act 1962 applies, attention is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act and to the same code of practice. In the case of Educational Buildings, attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1978 and to the Design Note 18 "Access for the Physically Disabled Educational Buildings".**
9. **If the development site is crossed by an electric line or is within 15 metres (50ft) of the nearest part of a line (measure horizontally along the ground) or if there is reason to believe that it may be crossed by an underground electric cable, the applicant should contact the Electricity Board to ascertain if and what special safety precautions are necessary.**
10. **The grant of planning permission does not entitle developers to obstruct a public right of way. Development on so far as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 and 257 of the Town and Country Planning Act 1990 for the diversion of extinguishment of the right of way has been made and confirmed.**